

CONSERVATION EASEMENT

Attachment # 4b.  
Page 1 of 5

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 14<sup>th</sup> day of May, 2001, by and between Tallahassee Chinese Christian Church whose mailing address is 1410 E. Indianhead Dr., Tallahassee hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Tallahassee Chinese Christian Church  
(Name of Corporation Typewritten)

David Wang  
(Signature of Officer or Agent)

David Wang, Chairman, Board of Directors  
(Print Name and Title of Officer or Agent)

WITNESSES:

R.D. Borgersen  
(Sign)

R.D. BORGERSEN  
(Print Name)

Shinming George Su  
(Sign)

SHINMING GEORGE SU  
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14th day of May, 2001, by David Wang, Chairman, Board of Directors,  
(name of officer or agent, title of officer or agent)

of Tallahassee Chinese Christian Church, a Florida corporation,  
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He/she is personally known to me or has produced H. DRIVER'S License  
(type of identification)

as identification.

Marilyn M. Wright  
(Signature of Notary)

\_\_\_\_\_  
(Print, Type or Stamp Name of Notary)

Notary  
(Title or Rank)

\_\_\_\_\_  
(Serial Number, If Any)



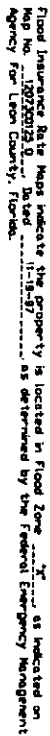
Marilyn M. Wright  
MY COMMISSION # CC984251 EXPIRES  
November 27, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

This instrument was prepared by: Julie E. Lovelace  
Sr. Assistant County Attorney  
Leon County Attorney's Office  
301 South Monroe Street  
Tallahassee, Florida 32301

PARCEL 1: 4.0 ACRES +/- (D) WITH  
CONSERVATION EASEMENTS 1 & 2  
PROPERTY LOCATED IN SECTION 20  
T2N, R2E. TAX ID NO: 15-20-20-003-0000  
LEON COUNTY, FLORIDA

DESCRIPTIONS:

SEE SHEETS 3 & 4 OF 4



LINE		LINE	THICK	BEARING
L1	87.64	100.00	0.00	0.00
L2	35.11	32.41	4.59	0.00
L3	65.87	100.00	0.00	0.00
L4	64.79	100.00	0.00	0.00
L5	41.76	100.00	0.00	0.00
L6	28.26	100.00	0.00	0.00
L7	57.97	100.00	0.00	0.00
L8	91.16	100.00	0.00	0.00
L9	322.46	100.00	0.00	0.00
L10	109.18	100.00	0.00	0.00
L11	20.00	100.00	0.00	0.00
L12	161.50	100.00	0.00	0.00

SCALE: 1"=80'  
BASE IS ON 2315, PAGE 291 OF THE  
PUBLIC RECORDS OF LEON COUNTY, FLORIDA

NOTES:

1. This survey is dependent upon existing monumentation; an independent survey may show variations. No double corners.
2. There are no visible encroachments on sold property except as shown.
3. THIS SURVEY DOES NOT REFLECT OR OBTAIN ANY EASEMENTS.
4. NO OTHER IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
5. SEE P.O.B. RUN TO POST TO SEE FOR CORNER.
6. SEE SHEET 2 OF 4 FOR DESCRIPTION OF PARCEL 1.
7. SEE SHEETS 3 & 4 OF 4 FOR DESCRIPTIONS OF CONSERVATION EASEMENTS 1 & 2.

I hereby certify that this is a correct and accurate representation of a survey done under my supervision which complies with minimum technical standards established by Rules 214H-6, Administrative Code.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

*Charlie Peterson*  
CHARLIE C. PETERSON, P.S. LE # 8908  
FLORIDA CANNACAT NO. 6792

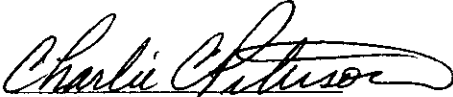
CERTIFIED TO:  
TALLAHASSEE CHINESE CHRISTIAN CHURCH

SHEET NO.	TOTAL SHEETS	DRAWING NO.	DATE
10-2-A	11	20196	FEB. 8
CONTRACTOR JOB NO.		JOB NO.	SCALE:
		20196	1" = 80'
			SHEET NO. 1 OF 4

CHARLIE C. PETERSON & ASSOCIATES, INC.; LB # 6988  
1348 VICKERS DRIVE - TALLAHASSEE, FLORIDA 32303  
PHONE: (850) 562-9333

## DESCRIPTION: Conservation Easement-1

Begin at the Northwest corner of a certain tract of land as recorded in Official Record Book 2315, Page 291 of the Public Records of Leon County, Florida; thence run East along the North boundary of said tract of land, a distance of 87.64 feet; thence run South 32 degrees 44 minutes 59 seconds West to a point on the Northerly Right of Way boundary of a 30 foot Ingress/ Egress easement, a distance of 353.01 feet; thence run North 83 degrees 27 minutes 00 seconds West along the said Northerly Right of Way boundary to a point on the Easterly Right of Way boundary of Centerville Road, a distance of 65.87 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 56 degrees 14 minutes 41 seconds West, a radial distance of 2,740.04 feet and having a chord bearing of North 30 degrees 15 minutes 02 seconds East, 335.00 feet; thence northeasterly along the arc, through a central angle of 07 degrees 00 minutes 34 seconds, an arc distance of 335.21 feet back to the POINT OF BEGINNING; containing 21,968 square feet, more or less.




Charlie C. Peterson  
Florida Certificate No. 4792  
May 14, 2001

CHARLIE C. PETERSON & ASSOCIATES, INC.; LB # 6988  
1348 VICKERS DRIVE - TALLAHASSEE, FLORIDA 32303  
PHONE: (850) 562-9333

## DESCRIPTION: Conservation Easement-2

Begin at the Northeast corner of a certain tract of land as recorded in Official Record Book 2315, Page 291 of the Public Records of Leon County, Florida; thence run South 30 degrees 15 minutes 17 seconds West along the West boundary of said tract of land to a point on the Northerly Right of Way boundary of a 30 foot Ingress, Egress easement, a distance of 403.50 feet; thence run North 83 degrees 27 minutes 08 seconds West along the said Northerly Right of Way boundary, a distance of 140.79 feet; thence run North 06 degrees 32 minutes 52 seconds East, a distance of 47.92 feet; thence run South 79 degrees 33 minutes 37 seconds East, a distance of 72.67 feet; thence run North 72 degrees 20 minutes 06 seconds East, a distance of 25.63 feet; thence run North 58 degrees 08 minutes 35 seconds East, a distance of 91.16 feet; thence run North 30 degrees 15 minutes 17 seconds East, a distance of 222.46 feet; thence run West, a distance of 109.18 feet; thence run North to a point on the North boundary of said tract of land, a distance of 50.00 feet; thence run East, a distance of 161.50 feet back to the POINT OF BEGINNING; containing 21,833 square feet, more or less.



Charlie C. Peterson  
Florida Certificate No. 4792  
May 14, 2001